SITE INFORMATION

A.P.N.:
0131-011-29; 30; 31; 32; 33; 34

LEGAL DESCRIPTION:
REFER TO CIVIL DRAWINGS.

LAND USE / ZONING:

EXISTING/PROPOSED GENERAL PLAN:	LI
EXISTING/PROPOSED ZONING:	M-1
EXISTING LAND USE:	LIGHT INDUSTRIAL

UTILITIES:

WATER:	RIALTO WATER SERVICE
SEWER:	RIALTO SEWER SERVICE
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
PHONE:	SPECTRUM, FRONTIER
T.V.:	TIME WARNER

SCHOOL DISTRICT:
RIALTO UNIFIED SCHOOL DISTRICT

CODE ANALYSIS:
2016 CBC CODE - WAREHOUSE

BUILDING OCCUPANCY:	B, S-1
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS (AUTOMATIC):	YES
STORIES:	1

ZONING ANALYSIS:

MAX. COVERAGE/FAR:	N/A
MAX. BLDG HEIGHT:	75'
MIN. LANDSCAPE:	10%

PARKING/LOADING

STANDARD STALL:	9'x20' INCLUDING BUMPER OVERHANG
MIN. AISLE:	26' FIRE DEPARTMENT ACCESS LANES

SITE PLAN & CITY NOTES

NOTES:
- THE PROPERTY IS NOT LOCATED WITHIN A SPECIFIC PLAN.
- THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
- THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
- THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS OR WASTE.
- THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
- LOADING SPACES WILL BE PAVED WITH CONCRETE.
- SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK.
- MASTER SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
- NO ABOVE/UNDERGROUND TANKS ARE PROVIDED.
- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

FIRE DEPARTMENT NOTES:
- FIRE DEPARTMENT ACCESS SHALL COMPLY WITH FIRE DEPARTMENT FIRE PROTECTION STANDARDS.

CALGREEN NOTES

- PROJECT SITE IS LARGER THAN ONE ACRE – A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
- IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDOORS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- 'CLEAN AIR' PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING PER CALGREEN TABLE (CC5.106.5.2).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8).
- THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING (CG 5.303.2). BEING A SHELL BUILDING, COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT.
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER- OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3).
- A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
- 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
- PER SECTION 5.410.2, EXCEPTIONS 1 & 2, COMMISSIONING IS NOT REQUIRED FOR DRY STORAGE WAREHOUSES OR AREAS USED FOR OFFICES LESS THAN 10,000 SF IN DRY STORAGE WAREHOUSES. (CG 5.410.2).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

KEYNOTES

1.0 GENERAL
- 1.1 PROPERTY LINE/ R.O.W. – REFER TO CIVIL DRAWINGS
- 1.2 AREA TO BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA AND SHALL BE ACCESSIBLE
- 1.3 STANDARD PARKING STALL(S) – TYP.
- 1.4 ADA-ACCESSIBLE PARKING STALL(S)
- 1.5 ACCESSIBLE PATH OF TRAVEL
- 1.6 2' BUMPER OVERHANG
- 1.7 2-WAY DRIVE AISLE: 24'W MIN.
- 1.8 FIRE DEPT. ACCESS DRIVE: 26'W MIN.

3.0 CONCRETE
- 3.1 TILT-UP CONCRETE BUILDING WALL
- 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
- 3.3 CONCRETE STAIR W/ HANDRAIL
- 3.4 TILT-UP CONCRETE SCREEN WALL, PTD.
- 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP.
- 3.6 TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE
- 3.7 CONCRETE RETAINING WALL – SEE CIVIL

5.0 METAL FABRICATIONS
- 5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2

12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER CAL GREEN; LONG-TERM 5% OF EMPLOYEE PARKING – REFER TO TABULATIONS
- 12.2 BICYCLE RACK PER CAL GREEN; SHORT-TERM 5% OF VISITOR PARKING – REFER TO TABULATIONS

32.0 EXTERIOR IMPROVEMENT – REFER TO CIVIL AND LANDSCAPE U.N.O.
- 32.1 LANDSCAPE PLANTING AREA
- 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB, TYP.
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING
- 32.6 CONCRETE COMMERCIAL DRIVEWAY
- 32.7 CONCRETE TRUCK DOCK APRON
- 32.8 TUBE STEEL GATE W/ MOTOR & KNOX PADLOCK – 8' TALL
- 32.9 WROUGHT IRON FENCE – 8' TALL

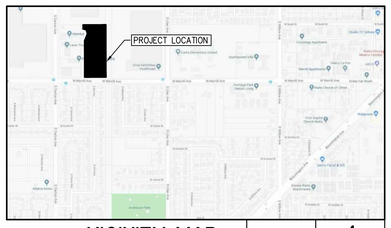
33.0 UTILITIES – REFER TO CIVIL AND ELECTRICAL
- 33.1 ELECTRICAL TRANSFORMER
- 33.2 EXISTING STREET LIGHT POLE
- 33.3 EXISTING FIRE HYDRANT
- 33.4 CONTROL BOX

GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

SITE PLAN - LEGEND

- ACCESSIBLE PATH OF TRAVEL – 4' WIDE MINIMUM – 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALL(S), TYP.
- CA/CP – PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
- C – COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE – PER FIRE DEPARTMENT REQUIREMENTS

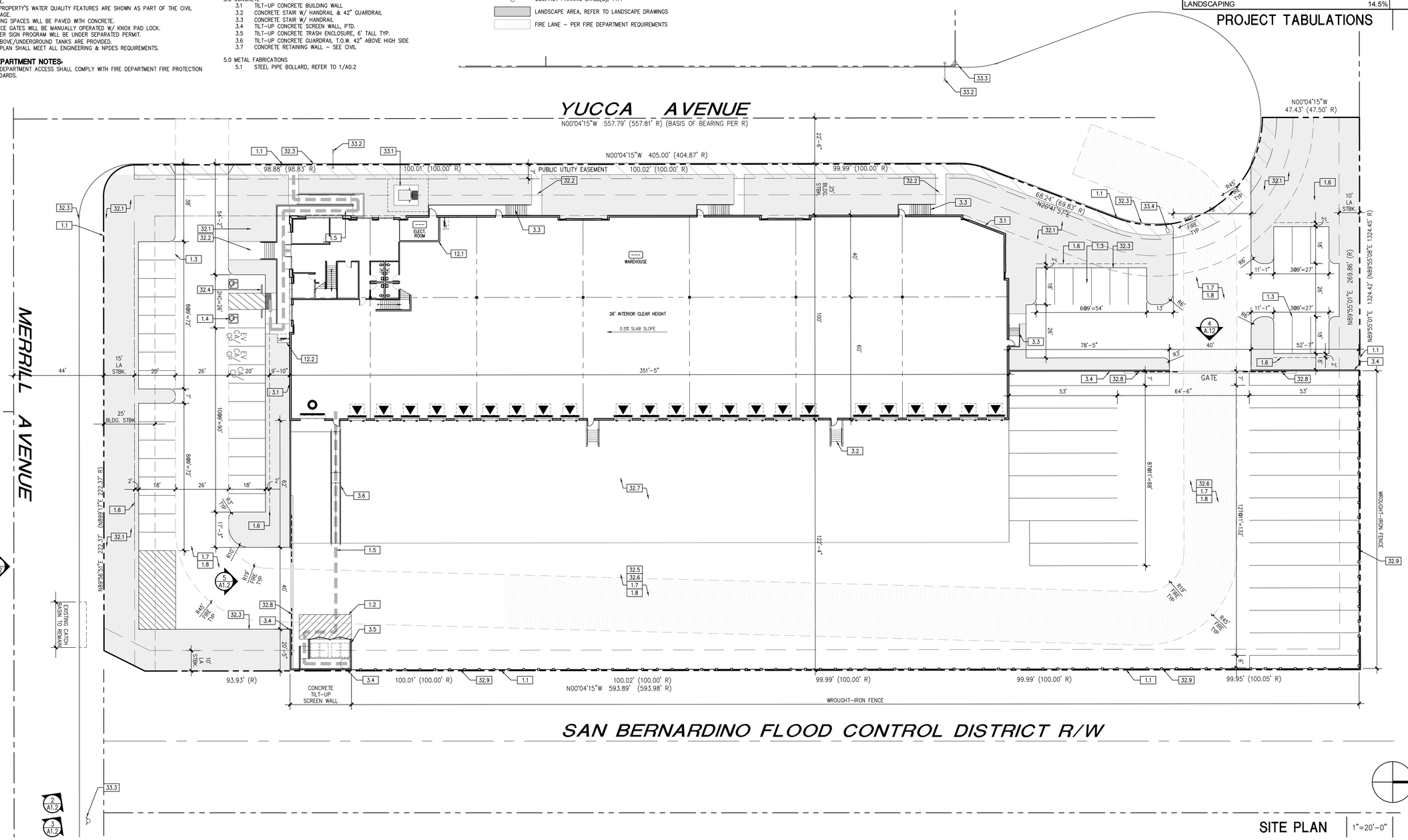


VICINITY MAP | NTS | 4

AERIAL MAP | NTS | 3

SITE AREA	SF	ACRES
LOTS 29-34	152,750	3.51
BUILDING AREA		**BUILDING SF**
Ground Floor Office		2,000
Warehouse		32,500
Total Building Footprint		34,500
Mezzanine		2,000
TOTAL BUILDING AREA		**36,500**
COVERAGE		**22.6%**
FAR		**23.9%**
PARKING REQUIRED	Ratio	Required
Groud Floor Office	1/250	8
Mezzanine Office	1/500	4
Warehouse		
0 - 10,000 sf	1/1000	10
10,000 sf+	1/2000	12
TOTAL PARKING REQUIRED		**34**
PARKING PROVIDED		Stalls
Handicap		2
Standard		38
TOTAL PARKING PROVIDED	1.1/1000	**40**
CLEAN AIR/VANPOOL/EV PARKING	Required	Provided
CA/VP (26 - 50 Parking Spaces)	3	3
EV (26 - 50 Parking Spaces)	2	2
BICYCLE PARKING		
Long Term - 5% of Tenant Parking	2	2
ShortTerm - 5% of Visitor Parking	2	2
DOCK DOORS		23
GRADE DOORS		1
TRAILER SPACES		20
LANDSCAPING	14.5%	22,150

PROJECT TABULATIONS | 2



SITE PLAN | 1"=20'-0" | 1

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DEDEAUX INDUSTRIAL CENTER
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DEVELOPED FOR:
DEDEAUX PROPERTIES

NO.	DESCRIPTION	DATE
1	AGENCY SUBMITTAL	1/30/2020
2	AGENCY SUBMITTAL	3/30/2020

SITE PLAN AND
PROJECT TABULATIONS

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JOB NO:	DDP018.01
DATE:	01/30/20
DRAWN:	GAA
FILE NAME:	DDP018_A1_0
SHEET NO:	A1.0

PLOT DATE: 3/30/2020 P:\DDP\DDP018\WOVA\CONTRACT SHEETS\DDP018_A1_0 SITE PLAN.DWG